

Community Development Department

MEMORANDUM

Date: May 5, 2010
To: Reno City Planning Commission
From: Kelly Sleep, Assistant Planner
Subject: LDC10-00046 (Sierra Toy Storage)

This is a request to amend Condition of Approval No. 2 for Case No LDC08-00221. If approved, the amendment to Condition No. 2 will extend the expiration of the tentative map and special use permits from July 17, 2010 to July 17, 2012 (four years from the date of original approval). The ± 10.0 acre site is located on the south side of North Virginia Street, ± 950 feet west of its intersection with West Golden Valley Drive in the MU/NVTC (Mixed Use/North Virginia Street Transit Corridor Overlay) zone.

Background: On July 17, 2008, the Planning Commission approved requests for: (1) a tentative map to create a 233 condominium unit RV Storage subdivision; and (2) special use permits to allow: a) a mini storage use in the MU (Mixed Use) zone; and b) cuts of 20 feet or more.

Analysis: At the time that this project was approved, the Nevada Revised Statutes required that the final map be recorded within 2 years of the date the tentative map was approved. In May of 2009, the Nevada State Legislature amended state law to allow 4 years to record the final map from the date a tentative map is approved. If approved, the amendment to Condition No. 2 as written will give the applicant a total of 4 years to record the final map which is consistent with existing state law.

Amended Condition No. 2:

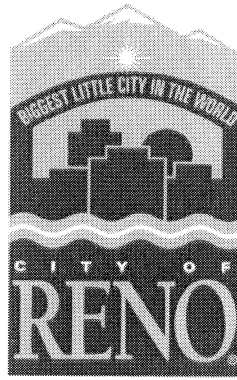
- 2: The applicant shall record the final map within four (4) years from the date of original approval of the tentative map or this approval shall be null and void. The validity of the special use permits are subject to the timeframe placed on the tentative map.

For your reference, a copy of the Planning Commission approval letter dated July 18, 2008 and the Planning Commission staff report dated July 17, 2009 are attached. Staff recommends approval of the request because the modification as listed above does not change the ability to make the findings as stated in the original staff report.

Proposed Motion: Based upon compliance with the applicable considerations, I move to approve the amendment to Condition No. 2, as written in this memo.

Tentative Map: When issuing a decision on a tentative map, the planning commission shall consider the following:

- (1) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (2) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (3) Availability and accessibility of utilities;
- (4) Availability and accessibility of public services such as schools, police and fire protection transportation, recreation and parks;
- (5) Conformity with the zoning ordinances, master plan, and elements thereof, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (6) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- (7) Physical land characteristics such as flood plain, slope, soil; and
- (8) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.348.
- (9) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and
- (10) General conformity with the governing body's master plan of streets and highways.



Claudia C. Hanson, AICP
Deputy Director - Planning
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381

July 18, 2008

Townsend Enterprises, LLC
7260 Cheltenham Way
Reno, NV 89502

Subject: LDC08-00221 (Sierra Toy Storage)
APN No. 082-290-20 and 082-290-89

Dear Applicant:

At the regular meeting of the Planning Commission on July 17, 2008, the Planning Commission approved your request for: (1) a tentative map to create a 233 condominium unit RV Storage subdivision; and (2) special use permits to allow: a) a mini storage use in the MU (Mixed Use) zone; and b) cuts of 20 feet or more. The ± 10.0 acre site is located on the south side of North Virginia Street, ± 950 feet west of its intersection with West Golden Valley Drive in the MU/NVTC (Mixed Use/North Virginia Street Transit Corridor Overlay) zone.

Your approved request is subject to the following conditions:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void. The validity of the special use permits are subject to the timeframe placed on the tentative map.
3. Prior to the issuance of a building permit, the applicant shall have plans approved demonstrating that trellises have been added to the east and west elevations of Building B to the satisfaction of Community Development staff.
4. Prior to issuance of a building permit, the applicant shall have lighting plans approved demonstrating that state of the art dark skies techniques will be utilized for all lighting to the satisfaction of Community Development staff.
5. Signs for the project shall be limited to: one 35 foot tall ± 95 square foot, double faced, project identification sign; and a maximum of ± 100 square feet of wall signage along North Virginia Street.

6. Prior to issuance of a grading permit, the applicant shall have plans approved demonstrating that the edges of the created slopes will be feathered and rounded to properly transition into native undisturbed slopes. The 3:1 slopes located around the perimeter of the site shall provide horizontal and vertical changes to vary the flat engineered look to these slopes by providing a mix of 2:1 and 3:1 slopes. Boulders and low rockery walls can also be added to break up the slopes. A note shall be added to each grading sheet as follows:

GRADING NOTE: UPON COMPLETION OF THE MASS GRADING AND PRIOR TO APPLICATION OF SLOPE LANDSCAPING AND/OR REVEGETATION, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER, AND CITY OF RENO SHALL MEET ON SITE TO DETERMINE FINAL SLOPE GRADING AND SLOPE TREATMENT (PER CONDITION NO. 6 LDC08-00221).

7. Prior to the issuance of any permit, the applicant shall have plans for all required public sanitary sewer improvements approved by the Community Development Department in accordance with the Final Sanitary Sewer Report. All required off-site sanitary sewer infrastructure shall be constructed by the applicant and deemed complete and functional by the City prior to the issuance of any certificate of occupancy. On-site sanitary sewer mains and manholes will be privately owned and maintained.
8. On-site storm water management facilities and appurtenances will be privately owned and maintained. An overland flow emergency escape route shall be provided for the proposed detention basin with off-site drainage easements (as required). Adequate maintenance access shall be provided for all storm water management improvements per the Public Works Design Manual.
9. Prior to the issuance of each permit, the applicant shall have an approved construction management and access plan. This plan shall include provisions for on-site and off-site construction material storage, transportation/delivery routes, and traffic control. Access to adjacent businesses and properties shall be maintained during construction.
10. Prior to the issuance of each permit, the applicant shall have plans and appropriate easements for the relocating or undergrounding of all overhead utilities proposed with this project in accordance with City standards and RMC Section 18.12.603 "Underground Utility Services."
11. Prior to the issuance of any permit, the applicant shall provide the Community Development Department with a copy of an executed cross-access easement supporting the shared use driveway proposed along the eastern project boundary.

12. Prior to the recordation of any final map, the applicant shall provide any necessary on-site and off-site easements for construction, access, sewer lines, storm drains, and utility improvements, and shall construct all required access, sewer, storm drain, and utility improvements prior to the issuance of any certificate of occupancy. The site plan shall depict and label all existing easements encumbering the site and adjacent to the project boundary with all required references for easement perpetuations and/or vacations.
13. All proposed roadways, emergency and maintenance access roadways, sanitary sewers, storm drains, and stormwater detention facilities shall be privately owned and maintained. All on-site improvements shall be designed and constructed in accordance with the City's minimum standards set forth in the Public Works Design Manual and the City Fire Department policies.
14. Prior to the issuance of any certificate of occupancy, the applicant shall provide the City with all necessary means of access to all entrance gates for emergency services. City access shall be perpetually maintained.
15. Prior to issuance of any permit or final map, the applicant shall provide a final hydrology report, identifying required mitigation, if any, to maintain the controlled elevation of Swan Lake. Prior to the issuance of any permit, the applicant shall have approved plans for the disposition of storm waters generated on site up to and including a 100 year frequency storm, including any necessary easements. Volumetric analysis is to be based on the 100-year, 10-day storm event, while routing of peak flows shall be based on the 100-year, 24-hour storm event. Final hydrology must account for both the peak and volume of storm flows generated by the 100-year storm event, and final design shall incorporate measures to assure that there is no net increase in the regulatory 100-year water surface elevation of Swan Lake."
16. Prior to the issuance of each permit, the applicant shall demonstrate adequate street lighting exists or shall propose street lighting in accordance with City standards for the project entrances off of North Virginia Street. If new lighting is required, a private on-site street light shall be installed at the back of sidewalk near the private driveway entrance. This street light can match other private on-site parking area lights provided adequate levels of lighting are achieved.
17. Prior to issuance of any permit, including grading, the applicant shall incorporate Low Impact Design techniques into the plans to the satisfaction of Community Development staff.
18. Prior to issuance of a building permit, the applicant shall submit verification of a "will serve" letter from Waste Management/Disposal Services.
19. Prior to the issuance of a building permit, the applicant shall have plans approved demonstrating that signs will be posed at the entrance and

throughout the storage facility to the satisfaction of Community Development staff that state "No idling of vehicles for longer than 15 minutes".

The decision of the Planning Commission may be appealed by completing an appeal form and filing it with the City Clerk and paying any fee within ten (10) days of the date of the meeting at which the decision was made. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. Appeals may be filed by any person who is aggrieved by the decision. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten (10) days.

You must attach a copy of this letter to your application for a building/sign permit.

Sincerely,



AKP, DIRECTOR FOR

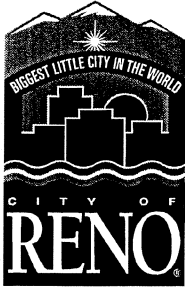
Claudia C. Hanson, AICP, Deputy Director - Planning
Community Development Department

LDC08-00221 (Sierra Toy Storage) - BJS.doc

xc: Saltern Investments
445 Apple Street, Suite 210
Reno, NV 89502

Wood Rodgers, Inc.
Derek Kirkland & Dave Snelgrove
575 Double Eagle Ct.
Reno, NV 89521

Lynnette Jones, City Clerk
William Gall, P.E., Senior Civil Engineer
Gary Warren, Washoe County Tax Assessor
Tonia Meyers, Management Assistant



CITY OF RENO

Planning Commission

July 17, 2008
Staff Report

Agenda #
<u>IN-1</u>
Ward #
<u>4</u>

CASE No.: LDC08-00221 (Sierra Toy Storage)

APPLICANT: Townsend Enterprises, LLC

APN NUMBER: 082-290-20 and 082-290-89

REQUEST: This is a request for:

- (1) a tentative map to create a 233 condominium unit RV Storage subdivision; and
- (2) special use permits to allow: a) a mini storage use in the MU (Mixed Use) zone; and b) cuts of 20 feet or more.

LOCATION: The ±10.0 acre site is located on the south side of North Virginia Street, ±950 feet west of its intersection with West Golden Valley Drive in the MU/NVTC (Mixed Use/North Virginia Street Transit Corridor Overlay) zone.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve the tentative map and special use permits, subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void. The validity of the special use permits are subject to the timeframe placed on the tentative map.

3. Prior to the issuance of a permit, the applicant shall have plans approved demonstrating that arched trellises have been added to the east and west elevations of the perimeter storage units.
4. Prior to issuance of a building permit, the applicant shall have lighting plans approved demonstrating that state of the art dark skies techniques will be utilized for all lighting to the satisfaction of Community Development staff.
5. Signs for the project shall be limited to: one 35 foot tall ± 95 square foot, double faced, project identification sign; and a maximum of ± 100 square feet of wall signage along North Virginia Street.
6. Prior to issuance of a grading permit, the applicant shall have plans approved demonstrating that the edges of the created slopes will be feathered and rounded to properly transition into native undisturbed slopes. The 3:1 slopes located around the perimeter of the site shall provide horizontal and vertical changes to vary the flat engineered look to these slopes by providing a mix of 2:1 and 3:1 slopes. Boulders and low rockery walls can also be added to break up the slopes. A note shall be added to each grading sheet as follows:

GRADING NOTE: UPON COMPLETION OF THE MASS GRADING AND PRIOR TO APPLICATION OF SLOPE LANDSCAPING AND/OR REVEGETATION, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER, AND CITY OF RENO SHALL MEET ON SITE TO DETERMINE FINAL SLOPE GRADING AND SLOPE TREATMENT (PER CONDITION NO. 6 LDC08-00221).

7. Prior to the issuance of any permit, the applicant shall have plans for all required public sanitary sewer improvements approved by the Community Development Department in accordance with the Final Sanitary Sewer Report. All required off-site sanitary sewer infrastructure shall be constructed by the applicant and deemed complete and functional by the City prior to the issuance of any certificate of occupancy. On-site sanitary sewer mains and manholes will be privately owned and maintained.
8. On-site storm water management facilities and appurtenances will be privately owned and maintained. An overland flow emergency escape route shall be provided for the proposed detention basin with off-site drainage easements (as required). Adequate maintenance access shall be provided for all storm water management improvements per the Public Works Design Manual.

9. Prior to the issuance of each permit, the applicant shall have an approved construction management and access plan. This plan shall include provisions for on-site and off-site construction material storage, transportation/delivery routes, and traffic control. Access to adjacent businesses and properties shall be maintained during construction.
10. Prior to the issuance of each permit, the applicant shall have plans and appropriate easements for the relocating or undergrounding of all overhead utilities proposed with this project in accordance with City standards and RMC Section 18.12.603 "Underground Utility Services."
11. Prior to the issuance of any permit, the applicant shall provide the Community Development Department with a copy of an executed cross-access easement supporting the shared use driveway proposed along the eastern project boundary.
12. Prior to the recordation of any final map, the applicant shall provide any necessary on-site and off-site easements for construction, access, sewer lines, storm drains, and utility improvements, and shall construct all required access, sewer, storm drain, and utility improvements prior to the issuance of any certificate of occupancy. The site plan shall depict and label all existing easements encumbering the site and adjacent to the project boundary with all required references for easement perpetuations and/or vacations.
13. All proposed roadways, emergency and maintenance access roadways, sanitary sewers, storm drains, and stormwater detention facilities shall be privately owned and maintained. All on-site improvements shall be designed and constructed in accordance with the City's minimum standards set forth in the Public Works Design Manual and the City Fire Department policies.
14. Prior to the issuance of any certificate of occupancy, the applicant shall provide the City with all necessary means of access to all entrance gates for emergency services. City access shall be perpetually maintained.
15. Prior to issuance of any permit or final map, the applicant shall provide a final hydrology report, identifying required mitigation, if any, to maintain the controlled elevation of Swan Lake. Prior to the issuance of any permit, the applicant shall have approved plans for the disposition of storm waters generated on site up to and including a 100 year frequency storm, including any necessary easements. Volumetric analysis is to be based on the 100-year, 10-day storm event, while routing of peak flows shall be based on the 100-year, 24-hour storm event. Final hydrology must account for both the peak and volume of storm flows generated by the

100-year storm event, and final design shall incorporate measures to assure that there is no net increase in the regulatory 100-year water surface elevation of Swan Lake."

16. Prior to the issuance of each permit, the applicant shall demonstrate adequate street lighting exists or shall propose street lighting in accordance with City standards for the project entrances off of North Virginia Street. If new lighting is required, a private on-site street light shall be installed at the back of sidewalk near the private driveway entrance. This street light can match other private on-site parking area lights provided adequate levels of lighting are achieved.
17. Prior to issuance of any permit, including grading, the applicant shall incorporate Low Impact Design techniques into the plans to the satisfaction of Community Development staff.
18. Prior to issuance of a building permit, the applicant shall submit verification of a "will serve" letter from Waste Management/Disposal Services.

BACKGROUND:

The undeveloped ± 10.0 acre site consists of two rectangular shaped parcels with a single abandoned mobile home located near the southeast corner. The applicant proposes an RV subdivision consisting of fully enclosed units for the storage of large motor homes, trailers, boats, cars and bulk storage for businesses. Mini-storage use is an allowed use with an approved special use permit in the MU/NTVC zone. In addition, a special use permit is required because project grading contains cuts of 20 feet or more.

ANALYSIS:

Land Use Compatibility: Land use surrounding the site consists of a mobile home park to the north across North Virginia Street; mini-storage facilities to the east and west, and a propane facility and railroad tracks to the south. The manager's office proposes to operate between the hours of 8:00 a.m. to 6:00 p.m., seven (7) days a week. The storage facility will be available to owners with a gate code 24 hours a day, every day. With the recommended conditions, a storage facility appears to be compatible with the surrounding uses (SUP Finding a, e and f).

Urban/Environmental Design/Tentative Map: The proposed condominium facility consists of 233 mini-warehouse units located in ten (10) buildings and one manager's unit. A final map is required to record individual lot lines for the units. The units range in size from ± 450 square feet to ± 750 square feet. The ± 18 foot tall building located along the North Virginia Street frontage will be constructed of split and smooth face

block with accents. Approximately every 25 linear feet an architectural element cantilevers out from the building one foot at the base of the building to 4 feet at the top. This architectural feature is also located on the east elevation of the north building. The west end of the north building is on the property line and this elevation has block accents. The interior ± 18 foot tall buildings will be metal with metal roofs and roll-up doors. For visual interest, staff recommends arched trellises be added to the east and west elevations (Condition No. 3). The manager's office building is finished in stucco of colors that blend with the storage units on site. Lighting for the project will be provided by wall pack lights located on the buildings. A 12 foot to 15 foot tall light will be provided near the gated entrance to the project. Staff recommends that the applicant submit a lighting plan utilizing dark skies technologies (Condition No. 4).

The only windows provided with the project will be on the manager's office. This building is located between two mini-storage facilities and ± 300 feet south of the North Virginia Street right-of-way (± 400 feet from the mobile home park). Any window placement on this building will not adversely impact the residents (SUP Finding h).

The MU/NVTC allows a freestanding sign with a maximum height of 35 feet with 500 square feet of sign area along North Virginia Street with all types of illumination. The applicant proposes one freestanding, double faced sign 30-35 feet in height with ± 95 square feet of sign area located near the project driveway from North Virginia Street. This sign complements the project architectures with colors and materials similar to those used for the project buildings. The proposed wall signage consists of 2 foot tall channel letters on the storage building along North Virginia Street (well under the Code maximum of 400 square feet). Because of the residential uses on the north side of North Virginia Street staff recommends that the wall sign area be limited to 100 square feet (Condition No. 5) (SUP Finding g).

Special Use Permit: Development of the site will require cuts of 20 feet or more to construct the building pads, access and internal driveways. The topography of the site falls ± 40 feet from the southwest to the northeast. Approximately 8-10 feet of the fall occurs in the northern half of the site, with the remaining 30 feet of fall on the southern half of the property. There is one (1) cut area of $\pm 8,200$ square feet in the southern portion of the site. As proposed, the cut area is necessary to balance the site and create level building pads and parking areas for safe and adequate access to the development (SUP Cuts and Fills Finding b). The resultant 2:1 and 3:1 slopes are ± 20 -30 feet tall. The visual impact of these slopes is mitigated by the ± 18 foot tall storage units located south of this slope and informal groupings of trees and shrubs planted on the slopes above the storage units (SUP Cuts & Fills Finding a). To further reduce the impact of this grading, as well as on other perimeter slopes, the applicant should be required to feather and round the grading both vertically and horizontally within and on the slope edges to provide a more natural, less engineered slope (Condition No. 6).

Public Safety: The project was reviewed by the Reno Police Department and no issues or concerns were identified. The Reno Fire Department will require the applicant to

install fire hydrants with acceptable fire flows and permanent adequate all-weather paved fire access roads (SUP Finding f and TM Finding 4 and 9).

Public and Private Improvements: To address Engineering access and public/private improvement issues, the applicant should be required to: have plans approved for all required public sanitary sewer improvements (Condition No. 7); have on-site storm water management facilities and appurtenances privately owned and maintained (Condition No. 8); ; have an approved construction management and access plan (Condition No. 9); have plans and appropriate easements for the relocating or undergrounding of all overhead utilities proposed (Condition No. 10); provide a copy of an executed cross-access easement supporting the shared use driveway (Condition No. 11); provide any necessary on site and off site easements for construction, access, sewer lines, storm drains and utility improvements and construct all required access, sewer, storm drain, and utility improvements (Condition No. 12); privately own and maintain all proposed roadways, emergency and maintenance access roadways, sanitary sewer storm drains, and stormwater detention facilities (Condition No. 13); provide the City with all necessary means of access to all entrance gates for emergency services (Condition No. 14); provide a final hydrology report (Condition No. 15); and demonstrate adequate street lighting exists or install street lighting in accordance with City standards (Condition No. 16) (SUP Findings c and d, TM Findings 3, 7 and 10).

Access and Circulation: Primary vehicular access to the site is via an existing private driveway from North Virginia Street. This existing driveway also serves a propone facility located immediately south of the site. On-site sidewalks will be five (5) feet in width and facilitate safe pedestrian movement to the manager's office (SUP Finding d, and TM Finding 6).

Master Plan: As proposed and with recommended conditions, the project is consistent with the following applicable Master Plan policies and objectives: Site Analysis (Objective #1); Cut and Fill Slopes (Objective #6); Integrated Design (Objective #9); Compatibility (Objective #11); Scale (Objective #13); Building Planes (Objective #14); Visually Defined Structures (Objective #16); Access (Objective #19); Parking Circulation (Objective #21); Landscaping (Objective #22); Policy CD-6: The hours of operation and general activity level of development should be sensitive to surrounding land uses, particularly residential uses; P-1: Site access and circulation should be safe, convenient, logical and minimize impacts onto adjoining roads; and BD-1: Development density, building mass, and architectural details must be sensitive to the context, scale, and texture of surrounding development patterns and structures (SUP Finding b, TM Finding 5).

General Code Compliance: The site is located within the NVTC which requires a minimum 0.25 FAR (Floor Area Ratio). The parcel contains ±435,600 square feet of area. The applicant proposes ±0.39 FAR or ±169,884 square feet (±108,900 sq. ft. required). Code requires a minimum of 20% of the ±10.0 acre site to be landscaped (±87,120 square feet). The site includes ±89,000 square feet of landscaping (±20.4%).

The applicant should be required to demonstrate that the site design is utilizing Low Impact Development (LID) techniques where feasible (Condition No. 17). The project requires 8 parking spaces (10 spaces are provided). Wrought iron fencing six (6) feet in height is proposed around the perimeter of the site where buildings do not act as the project barrier.

Projects within the NU/NVTC are required to provide an eighteen (18) foot wide streetscape that includes eight (8) feet of landscaping, a 5.5 foot wide sidewalk and a 4.5 foot wide area that is paved or landscaped. The landscape plans provided with the application submittal did not demonstrate this streetscape treatment. At the time of final map or any permit this Code requirement will be verified for compliance. The applicant is also aware that at the time a building permit is submitted, pedestrian and transit amenities are required by Code in an amount equal to one percent of the entire project costs exclusive of land and financing. As proposed and with recommended conditions, this project is in compliance with Code (TM Finding 8).

Other Reviewing Bodies:

Washoe County District Health Department: The applicant shall comply with District Health Department conditions regarding sewage disposal, domestic water supply, solid waste, water quality and air pollution (TM Findings 1, 2 and 3).

Waste Management/Disposal Services: Prior to approval of any permit, a “will serve” letter shall be obtained from Waste Management/Disposal Services (Condition No. 18).

Neighborhood Advisory Board: This project was reviewed by the Ward 4 North Valleys Neighborhood Advisory Board on June 16, 2008. A copy of their comments is attached to this report (Exhibit A).

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Mobile Home Park	Special Planning Area (North Virginia Transit Corridor)	MU/NVTC
SOUTH	Propane Facility & Railroad Tracks	Special Planning Area (North Virginia Transit Corridor) & (Reno-Stead Corridor Joint Plan)	MU/NVTC and I
EAST	Mini-Storage Facility	Special Planning Area (North Virginia Transit Corridor)	MU/NVTC
WEST	Mini-Storage Facility	Special Planning Area (North Virginia Transit Corridor)	MU/NVTC

LEGAL REQUIREMENTS:

RMC 18.06.501	Tentative Map
RMC 18.06.405(e)(1)	Special Use Permit
RMC 18.06.405(e)(4)	Special Use Permits for Cut Slopes of 20 Feet or Greater in Depth or Fill Slopes Ten Feet or Greater in Depth.

FINDINGS:

Tentative Map: When issuing a decision on a tentative map, the planning commission shall consider the following:

- (1) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (2) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (3) Availability and accessibility of utilities;
- (4) Availability and accessibility of public services such as schools, police and fire protection transportation, recreation and parks;
- (5) Conformity with the zoning ordinances, master plan, and elements thereof, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (6) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- (7) Physical land characteristics such as flood plain, slope, soil; and
- (8) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.348.
- (9) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and
- (10) General conformity with the governing body's master plan of streets and highways.

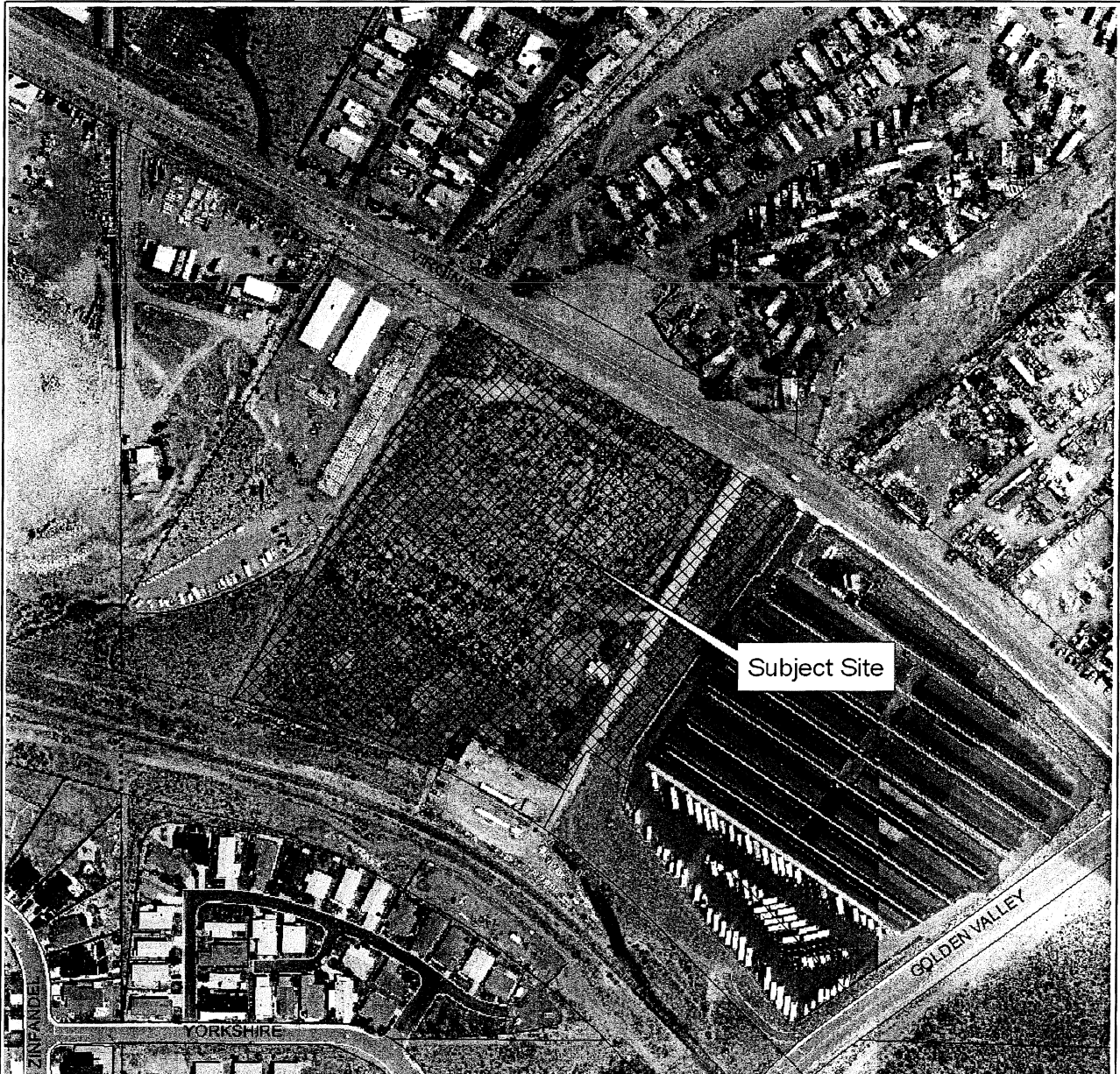
Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.


Special Use Permit: Special use permits for cut slopes of 20 feet or greater in depth or a fill slope ten feet or greater in height. In addition to the general findings in subsection (1) above, special use permits for cut slopes of 20 feet or greater in depth or a fill slope ten feet or greater in height shall require that one of the following findings be made:

- a. The slopes can be treated in a manner which does not create negative visual impacts.
- b. The grading is necessary to provide safe and adequate access to the development.

Staff: Beverly Straub, Assistant Planner



LDC08-00221 Sierra Toy Storage

 Subject Site

 City Limits



0 37.5 75 150 225 300
Feet

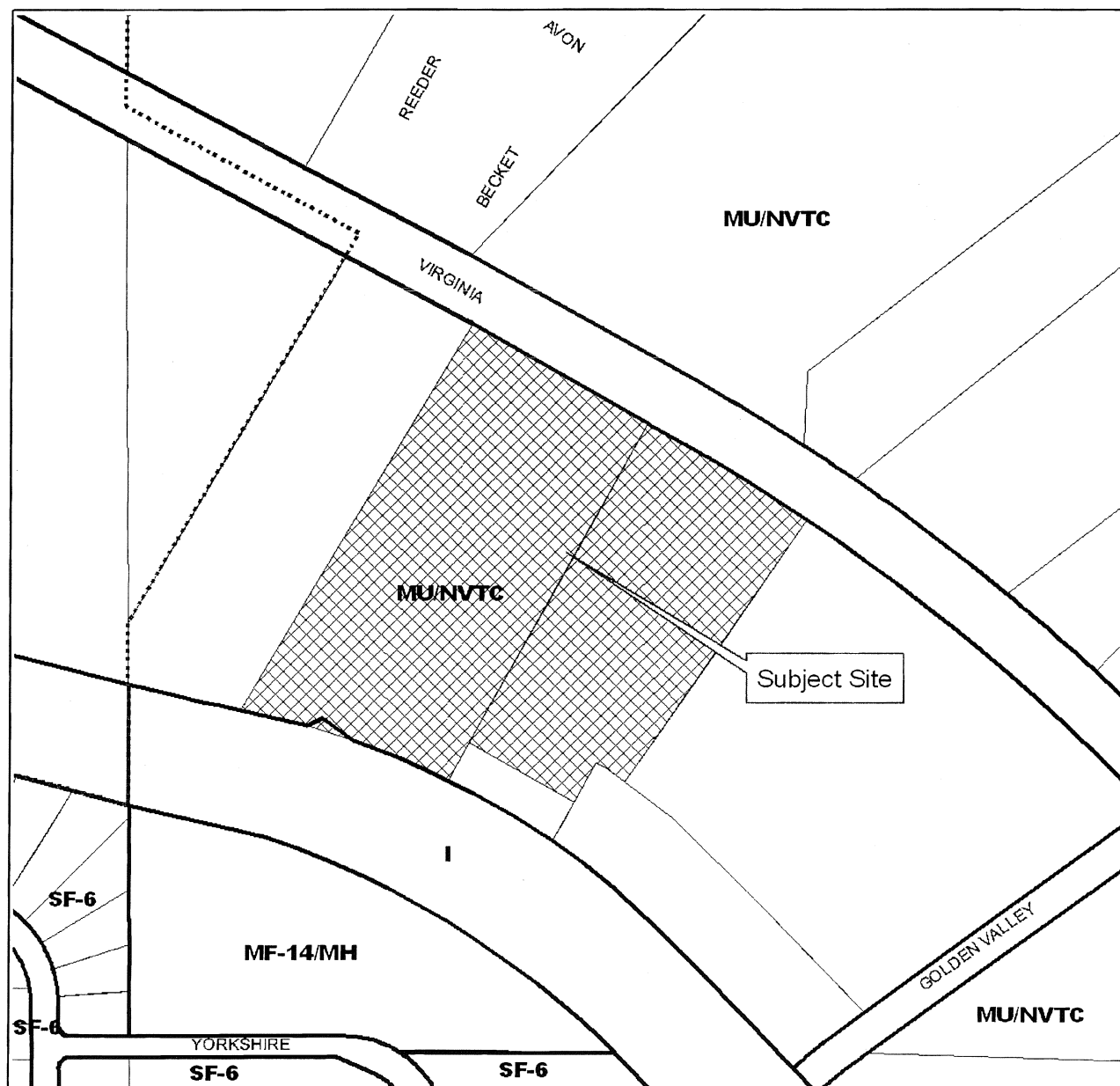
The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: July 3, 2008






Community Development
Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

DEM: C:\PLANNING\Planning\Case Maps\08.LDC08-00221



LDC08-00221 Sierra Toy Storage

-  Subject Site
-  City Limits
-  Zoning



0 37.5 75 150 225 300 Feet

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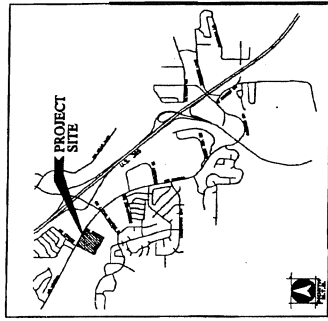
Community Development Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

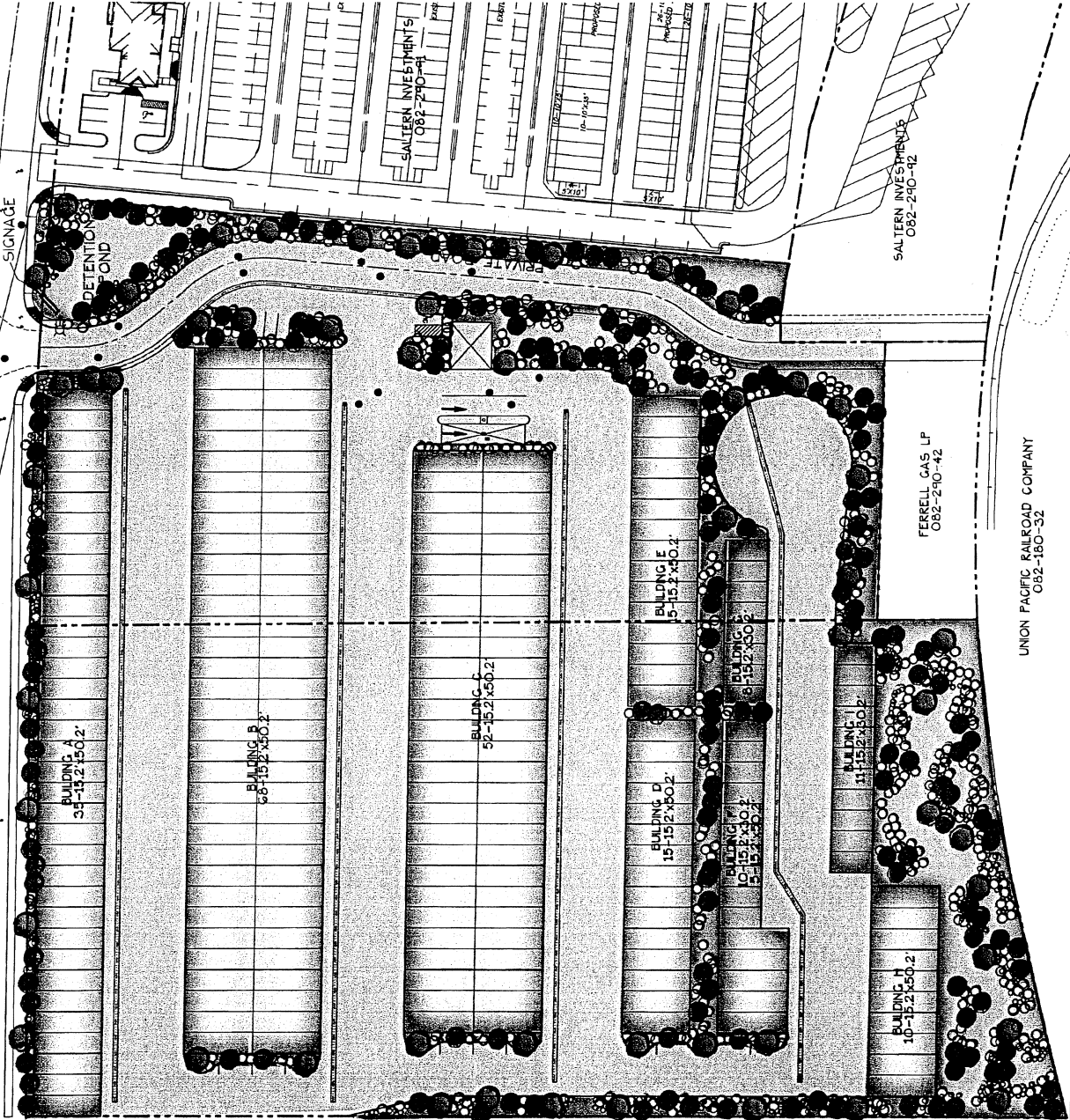
DSM: G:\PLANNING\Planning Case Maps\F\08\LDC08-00221

SIERRA TOY STORAGE

NORTH VIRGINIA STREET (PUBLIC)



BIG STUFF STORAGE, LLC 082-290-19



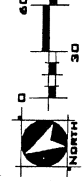
TREE LEGEND



INDICATION WILL BE PROVIDED THROUGH PLANTING SPECIFICATIONS AND/OR DWP 815.020.

DEVELOPMENT STATISTICS

TOTAL SITE AREA = 10.1/- ACRES, OR 438,600/- SF
 BUILDING AREA = 5.74/- OR 170,800/- SF (41%)
 PARKING/ACCESS AREA = 4.11/- OR 116,400/- SF (27%)
 LANDSCAPE AREA PROVIDED = 2.0 +/- OR 89,000 SF (20%)
 TREES REQUIRED = 241/- TREES
 SHRUBS REQUIRED = 1752/- TREES
 PARKING PROVIDED = 10 STALLS
 ACCESSIBLE PARKING PROVIDED = 1 STALL
 ACCESSIBLE PARKING PROVIDED = 1 STALL



SIERRA TOY ST
 ILLUSTRATIVE

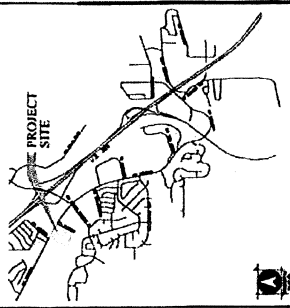
WOOD ROG
 DEVELOPMENT INNOVATIVE
 875 Duane Edge Court
 Irvine, CA 92618

JOB NO. 2403.001

SHEET 1

LDC08-00221
 (Sierra Toy Storage)

NORTH VIRGINIA STREET (PUBLIC)

























ABBREVIATIONS

ADJUST	TOP OF WALL
FIN	PAUSH GRADE
PG	GRADE BREAK
GR	POINT OF INTERSECTION
P	POINT OF VERTICAL CURVE
PVI	SECOND VERTICAL CURVE
BVC	END VERTICAL CURVE
EVC	VERTICAL CURVE
VC	EXISTING GRADE
EC	PAD
P	

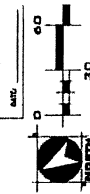
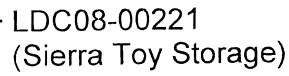
NOTE:
ALL BLOWS ARE DISTURBED AREAS TO BE REVEGETATED
LANDSCAPED AND STABILIZED PER THE RECOMMENDATIONS
OF THE GEOTECHNICAL ENGINEER AND TO THE APPROVAL
OF THE CITY OF BEND.
CHANNEL BEE BLOWS TO BE ARMORED WITH PRECAST OR
ARMORED EQUAL TO ALLOW REVEGETATION

037

EXISTING	PROPOSED	DESCRIPTION
		100' x 100' SQUARE LOT
		100' x 100' SQUARE LOT
		100' x 100' SQUARE LOT
		100' x 100' SQUARE LOT
		100' x 100' SQUARE LOT
		100' x 100' SQUARE LOT
		100' x 100' SQUARE LOT
		100' x 100' SQUARE LOT
		100' x 100' SQUARE LOT
		100' x 100' SQUARE LOT
		100' x 100' SQUARE LOT

NOTES:

1. ADD 2500 FEET TO ALL SPOT ELEVATIONS.
2. USE REAGAN'S REPORT OF MATERIAL.
3. MAIN ROUTE WILL BE FROM PROJECT SITE TO BURNING WEDGEMAN PT., TO SLOAN VALLEY RD., TO US 390.
4. LOCUS 5, INTERVIEW WITH JIM SHALL BE LOCUS 27-ADDED.
5. TOPO 4 BOUNDARY PROVIDED BY OTHERS.



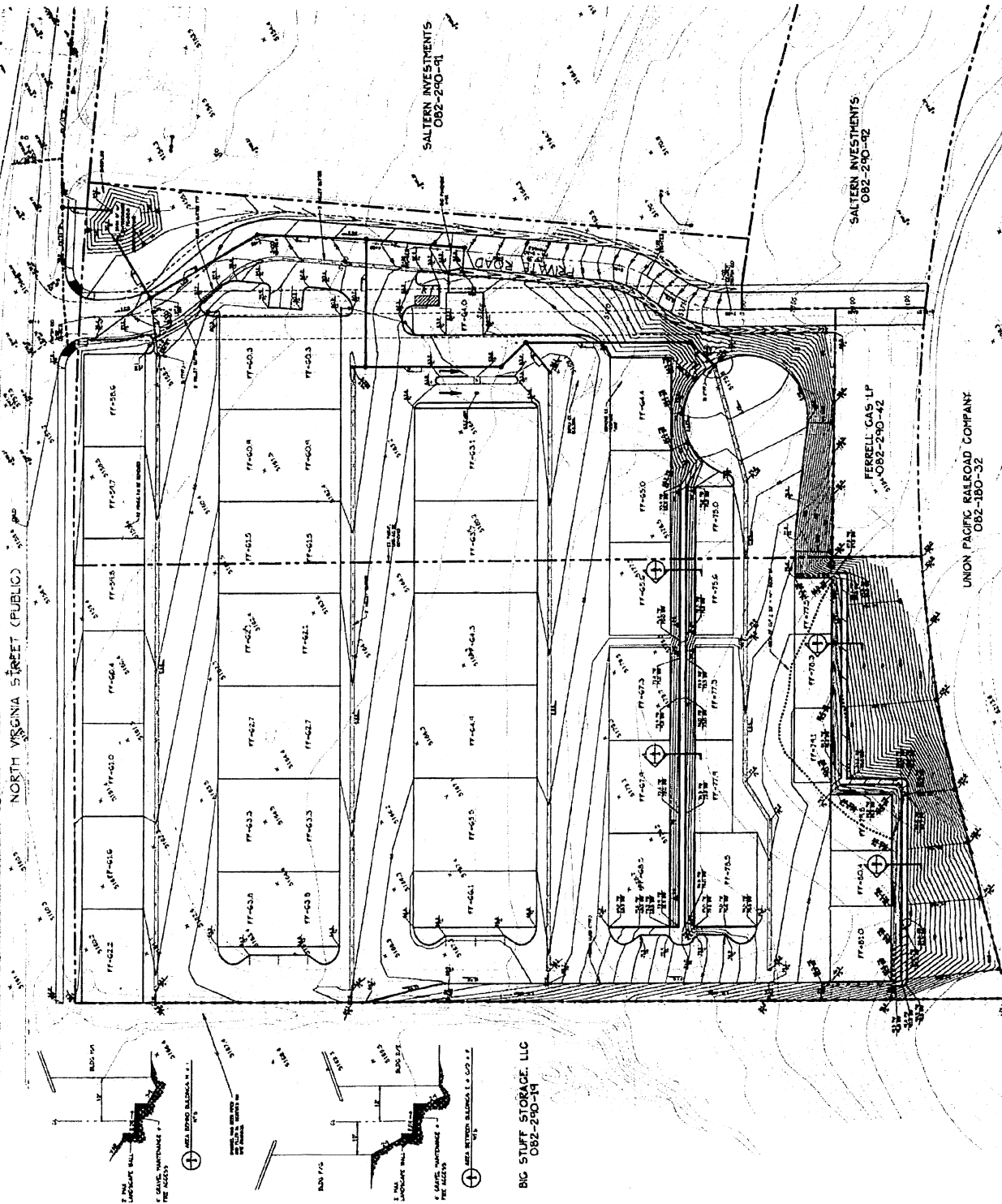
**SIERRA TOY STORY
GRADING PLANS**



WOOD ROOG
REVENUES INNOVATIVE DESIGN
678 Double Eagle Court
Mans, NY 08531
Tel 3
Fax 7

100601

SHEET 3 OF 4



BIG STUFF STORAGE. LLC
082-290-19

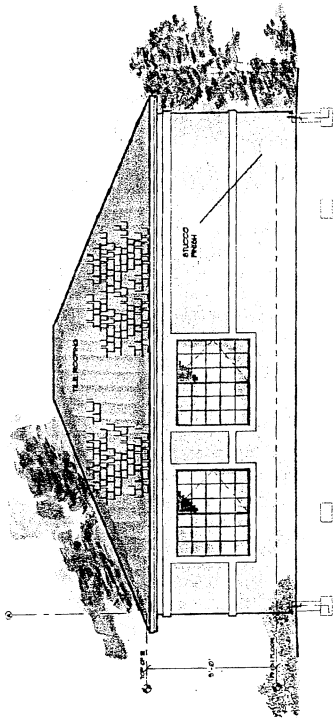
APPROVALS
XX

OWNER
7000 OAK HILL DRIVE
LAS VEGAS, NV 89131
702-735-1455

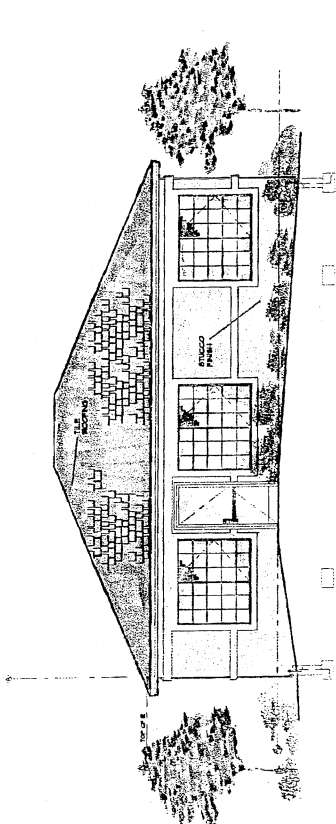
PROJECT
SIERRA TOY STORAGE
6000 N. VEGAS BLVD
LAS VEGAS, NV 89131
702-735-1455

ARCHITECT & PLANNERS
2210 THORNHILL DRIVE
RENO, NV 89502
775-784-8848
FAX: 775-784-8848
207-0330

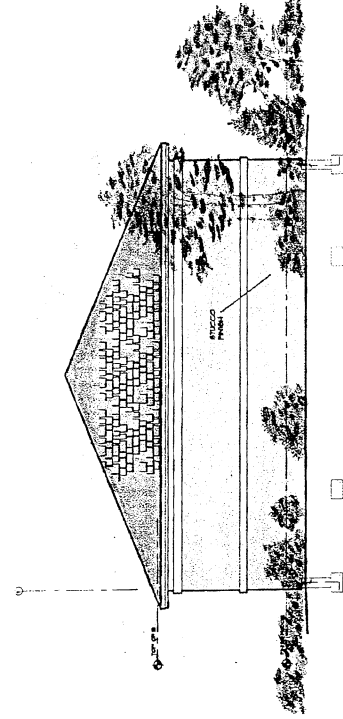
LDC08-00221
(Sierra Toy Storage)



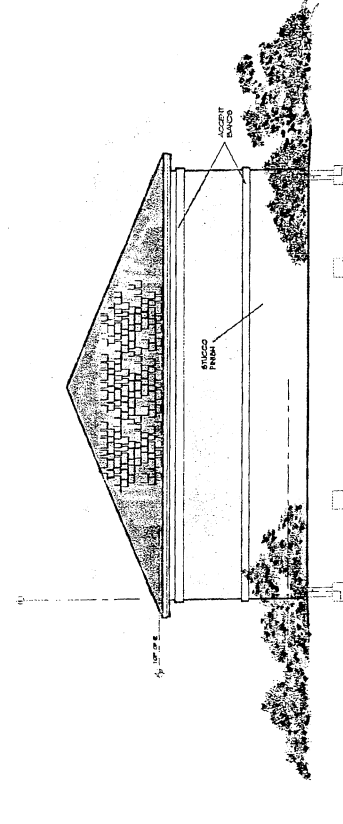
SOUTH-EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH-WEST ELEVATION
SCALE 1/4" = 1'-0"



NORTH-WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH-EAST ELEVATION
SCALE 1/4" = 1'-0"

Manager's Office

JOB No. 0802

0802 Dwg
2004 148M

NOTES

1. ALL DIM. ARE BASED UPON TO FACE OF FINISHED SURFACES UNLESS NOTED AS CENTER LINE.
2. ALL DIM. ARE BASED UPON TO FACE OF FINISHED SURFACES UNLESS NOTED AS CENTER LINE.
3. ALL DIM. ARE BASED UPON TO FACE OF FINISHED SURFACES UNLESS NOTED AS CENTER LINE.
4. ALL DIM. ARE BASED UPON TO FACE OF FINISHED SURFACES UNLESS NOTED AS CENTER LINE.

SHEET TITLE

EXTERIOR ELEVATION

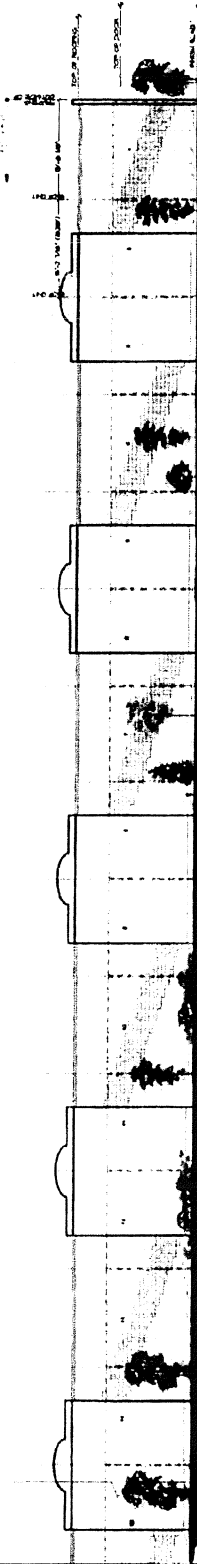
LDC08-00221
(Sierra Toy Storage)

APPROVALS
XX

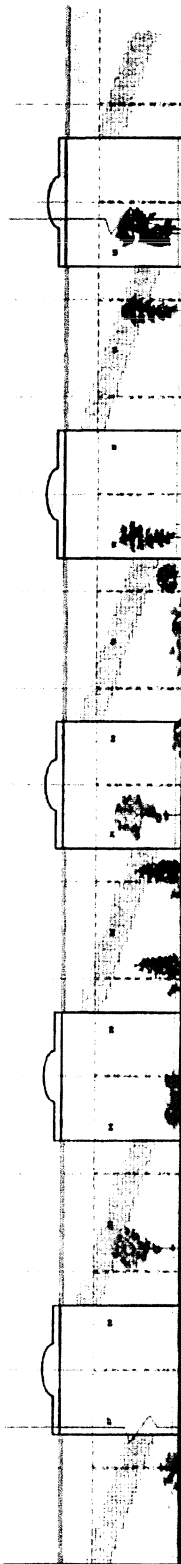
OWNER
TOWNSEND ENTERPRISES
1200 CHELSEA WAY
RENO, NEVADA 89501
775-741-4535

PROJECT
SIERRA TOY STORAGE
1785 NORTH VIRGINIA STREET
RENO, NEVADA 89505
002-250-02

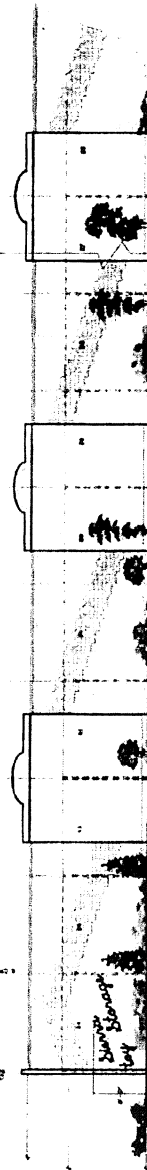
ARCHITECT & PLANNERS
Landscape Architecture
3226 THORNHILL DRIVE
RENO, NEVADA 89502
775-784-1221
FAX 775-784-1222
002-250-02



CONT. NORTH ELEVATION



CONT. NORTH ELEVATION



NORTH EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"



BUILDING 'A' WEST ELEVATION

JOB NO.
0802
PROJECT
SIERRA TOY STORAGE

LEGEND

NOTES

SHEET TITLE

EXTERIOR ELEVATIONS

APPROVALS

OWNER
TOLSON & ASSOCIATES
1700 CHELSEA BLVD. #100
RENO, NEVADA 89502
775-74-4536

PROJECT
SIERRA TOY STORAGE
600 NORTH VIRGINIA STREET
RENO, NEVADA 89506
BUILDING B.

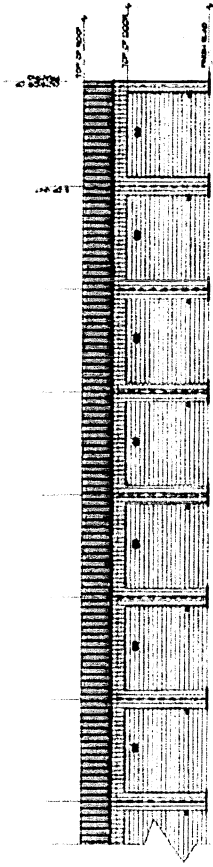
DESIGNER & PLANNER
LTC
1721
245-4545
800-454-4545
RENO, NEVADA 89502-2022

LDC08-00221

(Sierra Toy Storage)

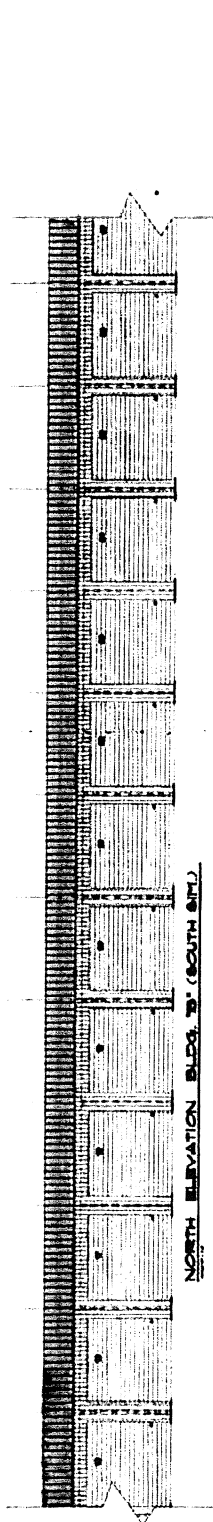
DRAWN
REVIS
DATE
SCALE
SHEET

A-

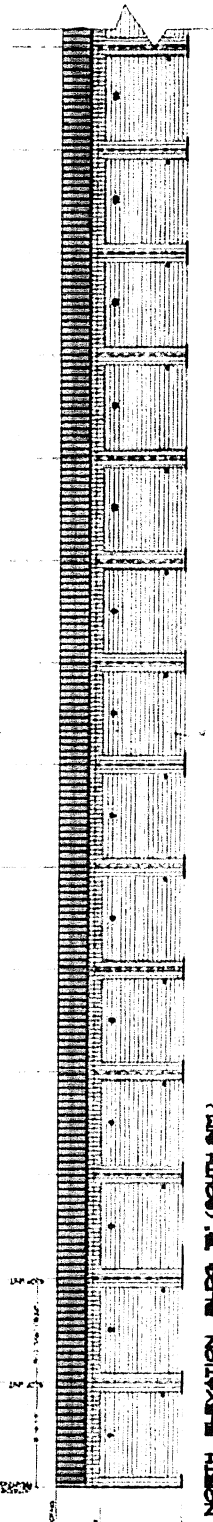


EAST EXTERIOR ELEVATION

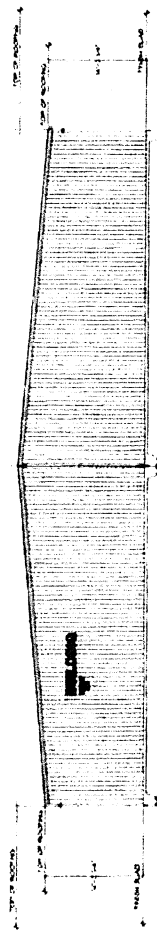
NORTH ELEVATION BLDG. B. (SOUTH SIDE)



NORTH ELEVATION BLDG. B. (SOUTH SIDE)



NORTH ELEVATION BLDG. B. (SOUTH SIDE)



WEST ELEVATION

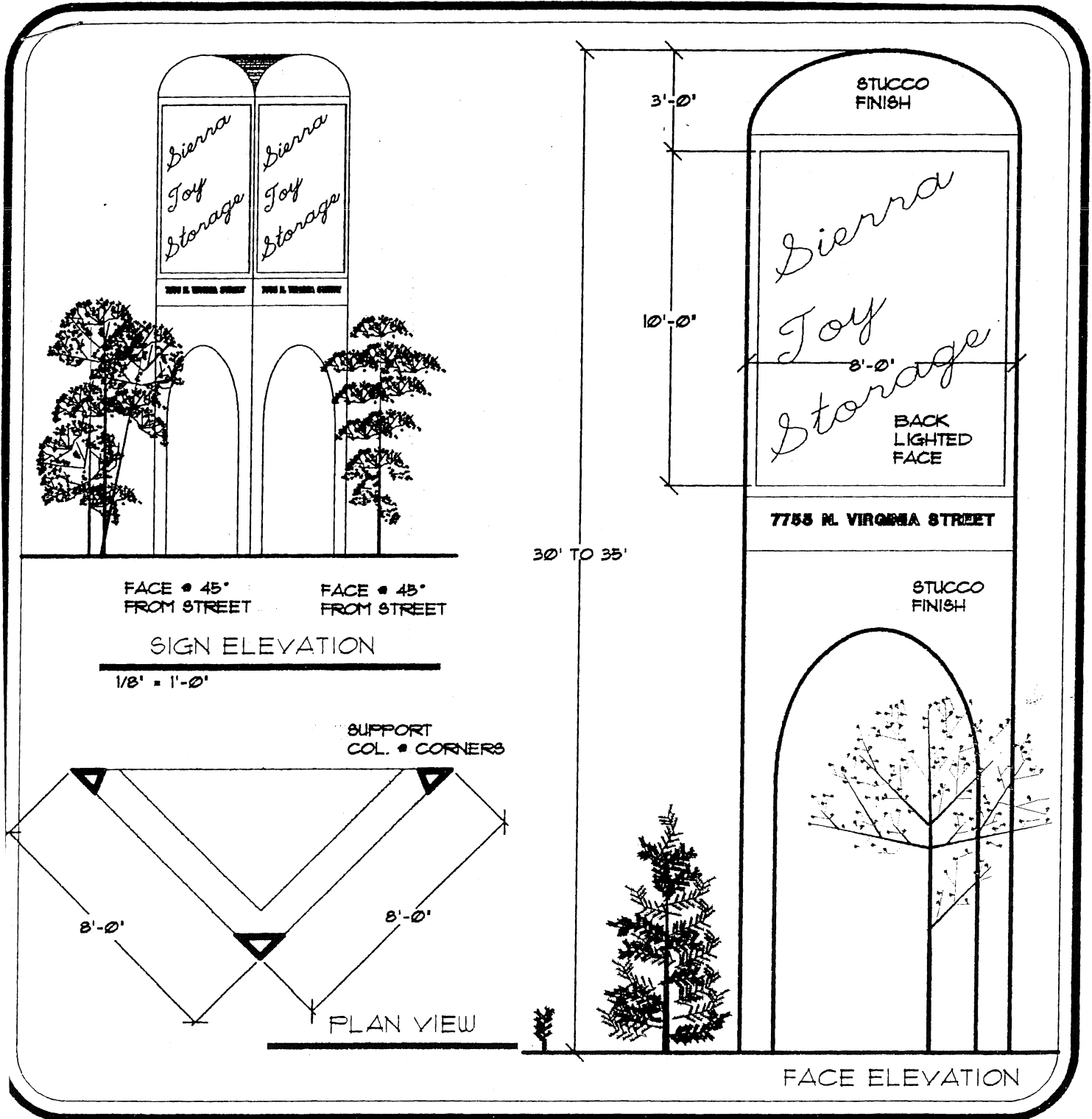
SCALE 1/8" = 1'-0"

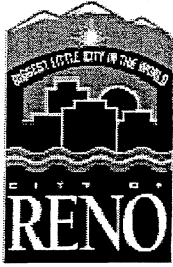
LEGEND

NOTES

SHEET TITLE

EXTERIOR ELEVATIONS





PROJECT REVIEW FORM
Ward Four North Valleys
Neighborhood Advisory Board

EXHIBIT "A"
LDC08-00221
(Sierra Toy Storage)

Case No. LDC08-221 Date: 6/16/08

Case Name: Sierra Toy Storage

Case Planner: Beverly Straub

NAB Member Name: Jennifer Oliver

Community Liaison: Lisa Mann

NAB COMMENTS:

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.


SAMPLE ISSUES:

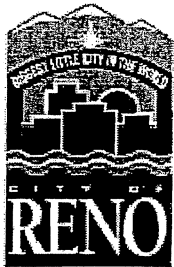
<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Ensure lighting is not obtrusive to neighboring homes.

Location seems compatible


NAB Member Signature



PROJECT REVIEW FORM
Ward Four North Valleys
Neighborhood Advisory Board

Case No. LDC08-221

Date: 6-16-08

Case Name: SIERRA TOY STORAGE

Case Planner: BEVERLY STRAUB

NAB Member Name: GARRET IDLE

Community Liaison: Lisa Mann

NAB COMMENTS:

IS THIS A GATED PROJECT? YES WITH A KEYPAD.

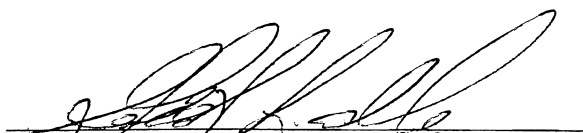
IS THERE AN ON-SITE MANAGER? YES, BUT ONLY DURING BUSINESS HOURS.

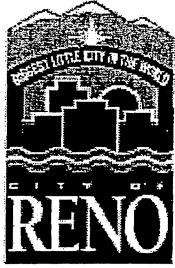
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:


NAB Member Signature



PROJECT REVIEW FORM
Ward Four North Valleys
Neighborhood Advisory Board

Case No. W0808-221 Date: 06-16-08

Case Name: Sierra Toy Storage

Case Planner: Beverly Straub

NAB Member Name: Bryan Davis

Community Liaison: Lisa Mann

NAB COMMENTS:

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Lighting should not be elevated above rooftop of the project.

NAB Member Signature

Lisa Mann - Ward 4 North Valleys NAB -- LDC08-221 (Sierra Toy Storage)

From: "Janet L Pirozzi" <jlpirozzi@charter.net>
To: "Lisa Mann" <mannl@ci.reno.nv.us>, <straubb@ci.reno.nv.us>
Date: 6/17/2008 11:35 PM
Subject: Ward 4 North Valleys NAB -- LDC08-221 (Sierra Toy Storage)

NAB Comments -- Janet L Pirozzi

1. *Lighting issues could be a problem for neighborhoods in the area above the proposed site.*
2. *Manager will only be on-site during regular business hours. Other storage areas have managers who live on-site.*
3. *Owner/Renter type ownership is a new concept*
4. *RV Storage Condos is new in this area; I am not sure there is a market for this type of storage which sounds pretty expensive. This area of town may not be the best place for such a new concept.*
5. *The dump station needs to be connected to the sewer which the presenter indicated it was; there also needs to be water there which I think they said there would be.*

Have a great Day!

North Valleys Activities Group

Janet L Pirozzi - 972 9169

<http://groups.yahoo.com/group/northvalleys/>

If you wish to unsubscribe to this email group, please send email to ucan@charter.net and request to be removed.